

PUBLIC AUCTION

This proceeding is for the judicial sale of a real property located in Loudoun County, Virginia, for payment of delinquent taxes under the provisions of Virginia Code Section 58.1-3965, *et seq.* Pursuant to the order entered by the Circuit Court of Loudoun County, Virginia, the undersigned, Belkys Escobar, Special Commissioner of Sale of said Court, will offer the real property described below for sale at public auction to the highest bidder on the steps of the Courthouse of Loudoun County, Virginia on:

June 20, 2012

12:00 Noon

RAIN OR SHINE

Registration Starts at 11:30 A.M.

TERMS OF SALE:

1. The sale of the real property identified below (the "Property") is subject to the approval and confirmation by the Circuit Court of Loudoun County.

2. The Special Commissioner of Sale reserves the right to withdraw from sale the Property listed and to reject any bid by declaring "NO SALE" after the last bid received on the Property.

3. Any person who wishes to bid on the Property during the auction must register with County staff before the start of bidding. As part of the registration process, potential bidders must: (i) demonstrate that they have sufficient funds on hand to pay the Minimum Deposit required for the Property; and (ii) sign a form certifying that they do not own any property in Loudoun County for which any delinquent taxes are due, or for which there are zoning or other violations.

4. The Minimum Deposit required for the Property is specified below, as part of the description of the Property. The full amount of the Minimum Deposit must be paid by cash, or by Cashier's or Certified check made payable to **William B. Hanes, General Receiver**, at the time the auctioneer declares the sale.

5. In lieu of attending the auction, bidders may submit written bids to Belkys Escobar, Special Commissioner of Sale, at the address listed below. All written bids must be accompanied by the applicable Minimum Deposit, which shall be paid by cashier's or certified check made payable to **William B. Hanes, General Receiver**. Written bids must also be accompanied by a certification that the bidder is not the owner of any property in Loudoun County for which delinquent taxes are due, or for which there are zoning or other violations. A written bid form, which includes the required certification, can be obtained from the Special Commissioner of Sale.

6. Written bids (with the required deposit and certification) will be received by the Special Commissioner of Sale at any time prior to the date of auction, and held under seal, until the auction. If a written bid exceeds the highest live bid received from the audience during the auction, the audience will have an opportunity to counter the written bid. If a higher bid is not received from the audience, the Special Commissioner of Sale may declare the sale to the proponent of the highest written bid, or may reject all bids by declaring "NO SALE."

7. If either a written bid or a live auction bid is approved by the circuit court, the balance of the purchase price must be paid in full within 30 days after confirmation.

8. Once a written bid has been submitted and/or a live bid has been accepted during the auction, it cannot be withdrawn except by leave of the circuit court. Any bidder who attempts to withdraw his/her bid after it has been accepted by the Special Commissioner of Sale may be required to forfeit his/her deposit.

9. The Property is offered "as is", with all faults and without warranties either expressed or implied.

10. The costs of any title search and all recording costs (including but not limited to any grantor's tax/fee) will be at the expense of the purchaser. The Property will be conveyed by Special Warranty Deed.

11. Announcements made the day of sale take precedence over any prior verbal or written terms of sale.

The Special Commissioner of Sale represents that information regarding the Property, including acreage, type of improvements, etc., is taken from tax and/or land records, and is not guaranteed for either accuracy or completeness. Bidders are encouraged to make their own investigation to determine the condition, accessibility and occupancy status of the Property and to bid accordingly. The sale will be made subject to matters visible upon inspection, and to restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title. Any costs incurred by a bidder to inspect or investigate the Property are the bidder's responsibility and are not reimbursable.

The owner of the Property listed below may redeem it at any time before the date of the auction by paying all taxes, penalties, interest, costs (including the pro rata costs of publishing this advertisement), and attorney's fees, accrued through June 20, 2012.

Below is a brief description of the Property to be offered for sale at the auction. More detailed information may be obtained by examining the file in the Clerk's office of the Circuit Court of Loudoun County, or by contacting: the Special Commissioners of Sale at (703) 777-0307; H. Roger Zurn, Jr., Treasurer, at (703) 777-0280; or Cindy Hamilton, Deputy Treasurer for Collections, at (703) 777-0532.

THE COUNTY OF LOUDOUN v. CHRISTOPHER B. COLLINGWOOD, et al.

CIVIL ACTION NO. 67477

PIN 587-17-8282-000

LOUDOUN COUNTY TAX MAP NO. /43/////////35E

Belkys Escobar, Special Commissioner of Sale

Minimum Deposit Required: \$22,732

Parcel containing 3 acres, more or less, tract 2-A, located at 18660 Airmont Road, Purcellville, Virginia 20132; title held in the name of Christopher B. Collingwood, Elizabeth A. Collingwood, and Mary G. Glass by deed recorded in Deed Book 1746 at Page 734 among the land records of the Loudoun County Circuit Court.

Belkys Escobar
Special Commissioner of Sale
Office of County Attorney
1 Harrison Street, SE (MSC #06)
Leesburg, Virginia 20175
(703) 777-0307